

**GENERAL PLAN PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT
SUPPORTIVE VETERAN'S HOUSING FOR WOMEN
4900 W FOND DU LAC AVENUE, MILWAUKEE, WISCONSIN**

SUMMARY

Regional nonprofit CommonBond Communities, in conjunction with local nonprofit Community Advocates, respectfully request a zoning change of Community Advocates' parcel at 4900 West Fond du Lac Avenue from LB2 to GPD/DPD to support the demolition of the current structure and reconstruction of a new development providing housing and services for veterans housing for women.

The development will be permanent supportive housing, and will be one of the first such communities in the nation. Its 28 units will serve individuals women who have provided active military service. The mix of one-, two-, and three-bedroom homes will allow a variety of family situations.

Early conversations with the City, Alderman Wade, and the State's Department of Veteran's Affairs have been positive and supportive. The development team is reaching out to local veterans groups to further its planning for services and reaching its target population.

The development team intends to apply for competitive Affordable Housing Tax Credits (AHTCs) in WHEDA's 2013 cycle. CommonBond Communities would provide primary development and management services. Community Advocates would assist with development and coordinate support services.

The development team consists of Plunkett Raysich Architects and VJS Construction Services – all team members are committed to a compelling, well-designed community structure that best leverages its funding sources.

DETAILS

1. Gross land area is 14,305 square feet.
2. Land area covered by principal building is 10,310 square feet.
3. Total Building Square Footage is 31,330 square feet.
4. Land area devoted to parking is 800 square feet.
5. Land area covered by landscaped open spaces is 2,000 square feet.
6. Density is 85.26 units per acre.
7. The development team proposes one building on the site – 28 units on the site.
8. The development team proposed 28 units total per building.

9. The development will have 17 one-bedroom units, seven two-bedroom units, and four three-bedroom units.
10. The development will provide five parking spaces, a ratio of 1:5.6 parking spaces per unit, below the required 1:5 ratio. We'd note that similar developments managed and/or owned by the development team serve populations that lack autos. Community Advocates has also has a long-standing relationship with its church neighbor, using its parking lot during non-Sunday worship periods. We would work with the church toward such a continued use.
11. The development will respect its location on W Fond du Lac, organizing its community space on the first floor with commercial glazing that will blend well in a mixed-use environment.